ORDINANCE NO. 1587

AN ORDINANCE of the City of Kent, Washington, amending Kent City Ordinance No. 1071, as amended (Codified as Section 10.11.03, subsection (c) thereof.)

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DO ORDAIN

AS FOLLOWS:

Section 1. Kent City Ordinance No. 1071, as amended (Codified as Section 10.11.03, subsection (c) thereof), which said Section 10.11.03 reads as follows:

"Section 10.11.03 POLICY. In all districts there shall be provided at the time of erecting, enlarging, moving, or increasing of capacity by adding dwelling units, commercial or industrial floor space, or seating facilities, minimum off-street parking space, other than in required front yards and with adequate provision for ingress and egress to the street, in accordance with the requirements of this Chapter.

"The applicant for a building permit for a building and its related use in the Neighborhood Business (C-1) Zone, Central Business (C2) Zone, General Commercial (C3) Zone, in lieu of providing the off-street parking facilities required by the regulations contained herein, may elect to make to the City Treasurer of the City of Kent a payment for placing in its off-street parking Cumulative Reserve Fund in an amount equal to the product of the following formula:

"(a) The payment, made by the applicant shall be equal to the product derived from the multiplication of the square foot area of off-street parking, as required by the application of the standards for parking contained in Chapter 10.11, Sections 10.11.01 - 10.11.4, by a factor.

"(b) A factor, shall be defined, as used in the formula, to be that value of one square foot of land and improvements in terms of money representing the estimated average of all the land proposed to be established for off-street parking, as indicated on the adopted plan of off-street parking.

"(c) The City Engineer, each year, between April 1 and May 1, shall examine the real property tax records of the County Assessor and the real estate transactions as recorded by the County Auditor for those properties comparable to those delineated for off-street parking in the adopted plan, and obtain from these data a money value per square foot of land, and shall report to the Mayor the preliminary average land value in terms of money per square foot of the land; subsequently,
the Mayor shall transmit to the City Council the preliminary estimate of the value of the land made by the Engineer. The City Council may affirm, modify, or change the Engineer's preliminary estimate and establish a final estimate, which shall thereafter be known as the factor to be used in the formula as a means of determining the amount of the payment, an applicant makes to the off-street parking Cumulative Reserve Fund, in lieu of providing for the off-street parking spaces as established as a condition for the granting of a permit for the use of lands and/or buildings in the (C1), (C2) and (C3) Zones. Provided, that if 50 percent or more of a given block already has structures upon it for which no provision has been made for off-street parking, the remaining property owners in such block shall not be required to provide either off-street parking facilities pursuant to the regulations prescribed herein or to make a contribution in lieu thereof in accordance with the above formula. Provided further, that the owners of the existing structures in a given block that is not completely occupied with structures may also avail themselves of the right to contribute to the City to place in its Off-Street Parking Cumulative Reserve Fund for the establishment of off-street parking facilities on the basis of the above formula."

is hereby amended to read as follows:

Section 10.11.03 POLICY. In all districts there shall be provided at the time of erecting, enlarging, moving, or increasing of capacity by adding dwelling units, commercial or industrial floor space, or seating facilities, minimum off-street parking space, other than in required front yards and with adequate provision for ingress and egress to the street, in accordance with the requirements of this Chapter.

The applicant for a building permit for a building and its related use in the Neighborhood Business (C-1) Zone, Central Business (C2) Zone, General Commercial (C3) Zone, in lieu of providing the off-street parking facilities required by the regulations contained herein, may elect to make to the City Treasurer of the City of Kent a payment for placing in its off-street parking Cumulative Reserve Fund in an amount equal to the product of the following formula:
(a) The payment, made by the applicant shall be equal to the product derived from the multiplication of the square foot area of off-street parking, as required by the application of the standards for parking contained in Chapter 10.11, Sections 10.11.01 - 10.11.4, by a factor.

(b) A factor, shall be defined, as used in the formula, to be that value of one square foot of land and improvements in terms of money representing the estimated average of all the land proposed to be established for off-street parking, as indicated on the adopted plan of off-street parking.

(c) The City Engineer, each year, between April 1 and May 1, shall examine the real property tax records of the County Assessor and the real estate transactions as recorded by the County Auditor for those properties comparable to those delineated for off-street parking in the adopted plan, and obtain from these data a money value per square foot of land, and shall report to the Mayor the preliminary average land value in terms of money per square foot of the land; subsequently, the Mayor shall transmit to the City Council the preliminary estimate of the value of the land made by the Engineer. The City Council may affirm, modify, or change the Engineer's preliminary estimate and establish a final estimate, which shall thereafter be known as the factor to be used in the formula as a means of determining the amount of the payment, an applicant makes to the off-street parking Cumulative Reserve Fund, in lieu of providing for the off-street parking spaces as established as a condition for the granting of a permit for the use of lands and/or buildings in the (c1), (c2) and (c3) Zones. Provided, that the owners of the existing structures in a block that is not completely occupied with structures may also avail themselves of the right to contribute to the City to place in its Off-Street Parking Cumulative Reserve Fund for the establishment of off-street parking facilities on the basis of the above formula.

Section 2. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

[Signature]
ALEX THORNTON, MAYOR

Attest:

[Signature]
MARIE JENSEN, City Clerk
Approved as to form:  

J O H N  B .  B E R E I T E R ,  C i t y  A t t o r n e y 

PASSED the 17th day of March, 1969.  
APPROVED the 18th day of March, 1969.  
PUBLISHED the 18th day of March, 1969.  

I hereby certify that this is a true copy of Ordinance No. 1587, passed by the City Council of the City of Kent and approved by the Mayor of the City of Kent as hereon indicated.  

M A R I E  J E N S E N ,  C i t y  C l e r k 

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